

**Master in Equity's  
NOTICE OF SALE  
2013-CP-02-00706**

**BY VIRTUE** of a decree heretofore granted in the case of: JPMorgan Chase Bank, National Association vs. Joel P. Mattson and Leia M. Mattson, I, the undersigned M. Anderson Griffith, Master in Equity for Aiken County, will sell on Monday, October 7, 2013, at 11:00 a.m., at the County Courthouse, 109 Park Avenue SE, Aiken, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Aiken County, South Carolina, and being Lot 15, Village West at Sage Creek as shown and designated upon a plat prepared for Sage Mill Residential, Ltd. by Hass & Hilderbrand, Inc. entitled "Record Plat for the Section Known as Village West at Sage Creek" (HH No. 04087) dated May 31, 2006 and last revised July 28, 2006 and recorded on September 6, 2006 in Plat Book 51 at Pages 757 and 758, records of the RMC for Aiken County, South Carolina; reference being hereto made to the aforesaid plat for a more complete and accurate description thereof.

This being the same property conveyed to Joel P. Mattson and Leia M. Mattson by Deed from Gary L. McElmurray Builder, LLC dated August 7, 2009 and recorded August 10, 2009 in the Office of the Register of Deeds for Aiken County, South Carolina in Book 4270 at Page 2380.

TMS No. 048-00-12-005

Property address: 6115 Village West Lane, Graniteville, SC 29829

**TERMS OF SALE:** The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 20 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 5.0% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

The sale or any resale will not be held unless the Plaintiff or its attorney's bidding agent is present and enters the Plaintiff's bid at the sale or has advised the Master in Equity's office of

its bidding instructions. In the event a sale is held without the Plaintiff or its Attorney's bidding agent entering its bid, the sale shall be null and void.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

Scott Law Firm, P.A.  
Attorney for Plaintiff

  
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M. Anderson Griffith  
Master in Equity for Aiken County